



COPY

December 7, 2012

Douglas Wrigley
RAD Development
16531 13th Ave W. #A107
Lynnwood WA 98037

RE: PRELIMINARY CIVIL REVIEW FOR EAGLEMONT (PL2012-03)

Dear Mr. Wrigley,

The City of Monroe is in receipt of materials submitted October 12, 2012 for the Preliminary Plat / Subdivision of Eaglemont (PL2012-03) at 13611 197th Ave SE, Monroe WA. During review of the application materials, staff determined the following comments/corrections are needed.

ENGINEERING DEPARTMENT COMMENTS

General:

- Revise drainage to comply with Department of Ecology Storm Water Management Manual for Western Washington (current edition).

Sheet 1-2 of 4:

- Relocate the western line of Tract 999 10-feet east of current location. Create new 10-foot wide Tract 991 along the western line of Lot 14 and western line of the revised Tract 999.

Sheet C3.1:

- Where is drainage flowing to at the intersection of 132nd PL and 197th Ave? Where is the discharge to the natural drainage as indicated by the Technical Information Report?

Sheet C4.0/C4.1:

- Terminate water mains with fire hydrants.

Sheet C4.0:

- Indicate where and what of existing sewer main is to be abandoned/removed (near south end of project @ 198th DR).

Sheet C4.1:

- Extend water main to northern extents of 197th Ave.

**THE ADVENTURE
STARTS HERE!**

City of Monroe
806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007

EXHIBIT# M22

PARKS DEPARTMENT COMMENTS

Sheet C2.0:

- S.E. end of Tract 994, between contour 380' and 375', this slope is too steep for turf maintenance. Grade should be adjusted to attain a more manageable slope.
- There are numerous instances where a 2:1 slope is shown between properties. This is going to create maintenance and drainage issues that will need to be addressed.

Sheet C2.1:

- Along the south property lines of lots 134 through 137 where fill material is proposed, will there be any retention added to preserve the existing grade within Tract 994?

Sheet C3.0:

- Provide curb cuts at access points to proposed park locations for maintenance vehicle access.

Sheet C3.1:

- Is the temporary turnaround near lots 133 & 134 removed prior to sidewalk installation? If not, we'll need curb cuts provided. If it is removed, how will people turn around?

Sheet C3.0 & C3.1:

- What happens between lots 20 thru 22 and lot 64? In all other cases where future road connectors are implied, the roadway is extended to the property line. If this isn't a right of way, it should be open space.

Sheet C3.1 & C3.2:

- Provide stub out for drainage line hook up from play equipment areas.

Sheet C4.0 & C4.1:

- Provide water meters for open space/park irrigation systems.

Landscape Plan Sheet 1:

- Provide final landscape plans @ 1"= 20' minimum scale.
- Choose street trees from the City of Monroe approved list for planter strips greater than or equal 5'- 0" but less than 6.5' in width.
- Provide manufacturers specification sheets for play equipment, park furnishings and irrigation components. Ensure compliance with City of Monroe Landscape and Construction Standards. Section: Park Policies and Standards.
- Provide construction details for all site furnishings, play areas and play equipment.
- Do not plant street trees within the sight distance triangle at intersections.
- Provide hard surface vehicle access to play equipment for construction and maintenance operations.
- Tract 999 will be dedicated to the City for ownership and maintenance. Remove trees from the area within the detention tract. Vegetative screening on the perimeter will be left to the individual property owners. Along the west fence line where screening is for the benefit of the (existing) adjoining property owner, the landscape buffer should be outside the proposed fence but should remain on the Eaglemont property (see Comment 32).

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Sheet C4.0

- There appears to be a fire hydrant at Lot 41, however, there is overlapping symbology at this point. Please provide greater clarity on the plans.

Sheet C4.1:

- There is not a fire hydrant within 300' of Lots 132, 133, 134, or 135 on 133 Street SE, as required by MMC 15.04.110 (507.5.1).

Sheet C5.0:

- All vertical curves have been reviewed and are compliant with the fire code. Mark any modifications to the proposed road profiles as clouded changes so they may be sufficiently evaluated.

General:

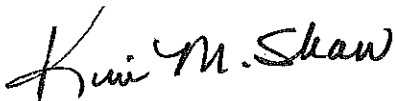
- Civil plans will be evaluated for the inclusion of City standard plan #504 for the installation of fire hydrants.
- Multiple abandoned foundations are shown. Permits are required to remove existing underground storage tanks.

SUMMARY:

This may be an incomplete list of required changes. Additional changes may be required upon further review. For the next submittal, please provide: 1) a letter, original plus three copies that addresses the requested revisions and corrections; 2) one wet-stamped original and three copies of your revised drawings; and an original plus three copies of any other pertinent documents as requested within 30 days. Prompt response to this request will ensure a continued timely review of this project and note that any time required to correct or revise plans is excluded from the 120-day review period for development proposals. After review of your additional information / corrections, City staff will notify you as to the status of your application.

Thank you for your assistance. If you have any questions, please feel free to contact me at 360-863-4532.

Sincerely,



Kim M. Shaw, CPT
Permit Supervisor

Cc: File
Craig Pierce @ 16531 13th Ave W #A107, Lynnwood WA 98037